

City Council Introduction: **Monday**, June 4, 2001  
Public Hearing: **Monday**, June 11, 2001, at **1:30 p.m.**

Bill No. 01R-140

## **FACTSHEET**

**TITLE:** **PRELIMINARY PLAT NO. 01001, VAVIK RIDGE**, requested by Brian D. Carstens and Associates, for 11 lots and 1 outlot, with requests to waive sidewalk design standards; front, rear and side yard setbacks; and the 3-to-1 depth-to-width ratio, on property generally located at South 56<sup>th</sup> Street and Elkcrest Drive.

**STAFF RECOMMENDATION:** Conditional Approval

**ASSOCIATED REQUEST:** Special Permit No. 1901, Vavik Ridge (01R-139)

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 05/16/01  
Administrative Action: 05/16/01

**RECOMMENDATION:** Conditional Approval (9-0: Schwinn, Taylor, Hunter, Steward, Newman, Duvall, Krieser, Carlson and Bayer voting 'yes').

### **FINDINGS OF FACT:**

1. This preliminary plat and the associated community unit plan were heard at the same time before the Planning Commission.
2. The Planning staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.7-8.
3. The applicant's testimony is found on p.11.
4. There was no testimony in opposition.
5. The Planning Commission agreed with the staff recommendation.
6. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda have been submitted by the applicant and approved by the reviewing departments.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** May 21, 2001

**REVIEWED BY:** \_\_\_\_\_

**DATE:** May21, 2001

**REFERENCE NUMBER:** FS\CC\FSP01001

May 17, 2001

Brian Carstens and Associates  
2935 Pine Lake Road, Suite H  
Lincoln, NE 68516

Re: Preliminary Plat No. 01001  
VAVIK RIDGE

Dear Mr.

At its regular meeting on Wednesday, **May 16, 2001**, the Lincoln-Lancaster County Planning Commission granted approval to your preliminary subdivision, **Vavik Ridge**, located in the general vicinity of **S. 56<sup>th</sup> St. and Elkcrest Dr.**, subject to the following conditions:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
  - 1.1 Revise the preliminary plat to show:
    - 1.1.1 Note 15 from the site plan adjusted as per Planning Commission approval.
    - 1.1.2 Additional note on the site plan stating that the 3 parking stalls shall be screen at the request of the property owner of Lot 3, Block 1.
    - 1.1.3 Additional note on the site plan stating that decks shall be prohibited on the rear of the units on Lots 3, 4, 5, Block 1.
    - 1.1.4 Sheet 1 of 5 instead of 1 of 6.
    - 1.1.5 Street trees on the private streets planted at least 5' from the back of the sidewalk.
    - 1.1.6 Additional note on the landscape plan stating, "the street trees on S. 56<sup>th</sup> Street shall be planted on private property."

2. This approval permits a Preliminary Plat consisting of 11 lots provided the City Council also approves Special Permit No. 1901 and the waiver and modifications requested.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
  - 3.1 Streets, private roadways, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, street name signs, and permanent survey monuments have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.
  - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
    - 3.2.1 To submit to the Director of Public Works an erosion control plan.
    - 3.2.2 To protect the remaining trees on the site during construction and development.
    - 3.2.3 To pay all improvement costs.
    - 3.2.4 To submit to lot buyers and home builders a copy of the soil analysis.
    - 3.2.5 To continuously and regularly maintain street trees and landscape screens.
    - 3.2.6 To complete the private improvements shown on the preliminary plat and community unit plan.
    - 3.2.7 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
    - 3.2.8 To relinquish the right of direct vehicular access from S. 56<sup>th</sup> street except at Vavik Place.
    - 3.2.9 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.
    - 3.2.10 To comply with Section 2.1 (General Standards) and 2.2 (Individual Unit

Standards of the Design Standards for Density Bonuses as adopted by the City Council on all of the elderly or retirement housing and related facilities (including bonus units approved in this subdivision.)

The findings of the Planning Commission will be submitted to the City Council for their review and action. You will be notified by letter if the Council does not concur with the conditions listed above.

You may appeal the findings of the Planning Commission to the City Council by filing a notice of appeal with the City Clerk. The appeal is to be filed within 14 days following the action by the Planning Commission. You have authority to proceed with the plans and specifications for the installation of the required improvements after the City Council has approved the preliminary plat. If you choose to construct any or all of the required improvements prior to the City's approval and acceptance of the final plat, please contact the Director of Public Works before proceeding with the preparation of the engineering plans and specifications. If the required minimum improvements are not installed prior to the City Council approving and accepting any final plat, a bond or an approved Agreement of Escrow of Security Fund is required.

The approved preliminary plat is effective for only ten (10) years from the date of the City Council's approval. If a final plat is submitted five (5) years or more after the effective date of the preliminary plat, the City may require that a new preliminary plat be submitted. A new preliminary plat may be required if the subdivision ordinance or the design standards have been amended.

You should submit an ownership certificate indicating the record owner of the property included within the boundaries of the final plat when submitting a final plat.

The Subdivision Ordinance requires that there be no liens of taxes against the land being final platted and that all special assessment installment payments be current. When you submit a final plat you will be given forms to be signed by the County Treasurer verifying that there are no liens of taxes and by the City Treasurer verifying that the special assessment installment payments are current.

Sincerely,

Russell J. Bayer, Chair  
City-County Planning Commission

cc: Owner  
Public Works - Dennis Bartels  
LES  
Alltel Communications Co.  
Cablevision  
Fire Department  
Police Department  
Health Department  
Parks and Recreation  
Urban Development

Lincoln Public Schools  
County Engineers  
City Clerk  
File (2)

## **LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

**P.A.S.#:** Preliminary Plat No. 01001  
Special Permit No. 1901  
Vavik Ridge CUP

**Date:** May 7, 2001

**Note:** This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

**PROPOSAL:** Brian Carstens, on behalf of Michael Thomalla and Arty Fortney, is proposing a Preliminary Plat of 11 lots and 1 outlot with waivers to the sidewalk design standards, front, rear, and side yard setbacks, and the 3 to 1 depth to width ratio, and a Special Permit for Community Unit Plan and elderly housing.

### **GENERAL INFORMATION:**

**APPLICANT:** Michael Thomalla and Arty Fortney  
Woods Bros. Realty  
7100 S. 29<sup>th</sup> Street  
Lincoln, NE 68516

**CONTACT:** Brian Carstens  
Brian Carstens and Associates  
2935 Pine Lake Road, Suite H  
Lincoln, NE 68516

**LAND OWNER:** Richard L. Svoboda, Michael L. Thomalla, Adrian Meuse-Thomalla  
Douglas D. Schmidt, and Nicole L. Schmidt  
631 Sycamore Dr.  
Lincoln, NE 68510

**LOCATION:** S. 56<sup>th</sup> Street and Elkcrest Dr.

**LEGAL DESCRIPTION:** Lot 126 I.T. in the NE quarter of Section 8, T9N, R7E of the 6<sup>th</sup> P. M., Lincoln, Lancaster County, Nebraska.

**EXISTING ZONING:** R-1 Residential

**SIZE:** Approximately 2.73 Acres

**EXISTING LAND USE:** Mobile home court

**SURROUNDING LAND USE AND ZONING:** Surrounded with single family dwellings zoned R-1 on all four directions.

**COMPREHENSIVE PLAN SPECIFICATIONS:** Designated as Urban Residential in the 1994 Lincoln/Lancaster County Comprehensive Plan. The fifth goal of Future Urban Residential Needs and Plan on page 44 of the Comprehensive Plan states:

Encourage the development of housing that is appropriate to the requirements of households with special needs, including but not limited to, the elderly, the physically and/or mentally challenged, and households in crisis.

**HISTORY:** Changed from A-1 Residential to R-1 Residential during the 1979 Zoning Update.

**SPECIFIC INFORMATION:**

**UTILITIES:** The proposed methods of providing utilities and services are satisfactory.

**TOPOGRAPHY:** The site gently slopes from the north to south.

**TRAFFIC ANALYSIS:** S. 56<sup>th</sup> Street provides access to the proposed site. S. 56<sup>th</sup> Street from Van Dorn Street to Pioneers Blvd. is classified as a principal arterial in the Comprehensive Plan. Due to the low volume of traffic from the proposed subdivision, Public Works Department is not requesting a turn lane on S. 56<sup>th</sup> at Vavik Place.

**PUBLIC SERVICES:** Larson Park is located to the southwest of the proposed site. The closest fire station is located at 48<sup>th</sup> and Claire Ave.

**ALTERNATIVE USES:** The existing mobile home court.

**ANALYSIS:**

1. This application includes a preliminary plat of 11 duplex lots and a special permit for Community Unit Plan with 22 units of elderly housing.
2. The density calculation indicates that the proposed site permits a maximum of 11 dwelling units.
3. The applicant is requesting 100 percent density bonus under the provision of Section 27.63.210(h)(3) in the Lincoln Zoning Ordinance, which states that up to 100 percent of the dwelling units may be permitted, provided that all elderly and retirement housing, related facilities, and the bonus units comply with Sections 2.1 (General Standards) and 2.2 (Individual Unit Design Standards) of Chapter 3.40, Design Standards for Density Bonuses as adopted by the City Council.
4. Section 27.63.210, Permitted Special Use: Elderly or Retirement Housing states:

The height and yard requirements of the district in which the proposed use is located may be adjusted to provide flexibility in the placement of buildings and to provide compatibility with surrounding uses except that solar access to adjacent buildings or buildings on lands under other ownership shall not be reduced by such adjustment.
5. The applicant is requesting modifications of Section 27.11.080(a) of the zoning Ordinance, the front, rear, and side yard setback requirements.
6. The applicant is requesting a waiver of Section 26.23.140(a) of the Subdivision Ordinance to allow Lots 1 through 8, Block 1, Lots 1 through 4, Block 2, and Lots 1 through 10, Block 3 to exceed the

maximum 3 to 1 depth to width ratio requirement, and the sidewalk design standards. The lots as proposed have a depth to width ratio of approximately 4 to 1.

7. A modification of Section 26.23.095 of the Subdivision Ordinance was requested to waive sidewalks along the east side of S. 55<sup>th</sup> Court, and the south side of Vavik Place. However, to receive the 100 percent density bonus, sidewalks should be installed on both sides of streets to provide pedestrian circulation.
8. The applicant's response is to provide sidewalks along both sides of S. 55<sup>th</sup> Court and Vavik Place, with a waiver of the 4' requirement between the sidewalk and the back of the curb on both sides of S. 55<sup>th</sup> Court. The applicant indicated that the snow would be removed from the sidewalks and driveways at the same time the roadways are plowed. Considering the use of S. 55<sup>th</sup> Court and the traffic volume within the subdivision, this design will better suit the needs of the residents.
9. The Public Works and Utilities Department has no objection to the application and the requested waivers and modifications.
10. The Erosion and Sediment Control Plan must address the comments from the Lower Platte South Natural Resources District.

**STAFF RECOMMENDATION:**

Preliminary Plat No. 01001  
Special Permit No. 1901

Conditional Approval  
Conditional Approval

Approval of modification of required front yard from 30' to 25' along S. 56<sup>th</sup> Street frontage, from 30' to 26' along the north side of Vavik Place and the east and west side of S. 55<sup>th</sup> Court.

Approval of modification of required side yard from 20' to 5' on all lots.

Approval of modification of required rear yard from 20 percent of lot depth to 12' on Lots 1 through 8, Block 1, and to 20' on Lots 1 through 4, Block 2, and Lots 1 through 10, Block 3.

Approval of modification of the 3 to 1 depth to width ratio on Lots 1 through 8, Block 1, Lots 1 through 4, Block 2, and Lots 1 through 10, Block 3.

Approval of waiver of sidewalks along the east side of S. 55<sup>th</sup> Court south of Vavik Place.

Approval of modification of sidewalk design standard of 4' between the sidewalk and the curb to 0' along both sides of S. 55<sup>th</sup> Court.

**CONDITIONS FOR PRELIMINARY PLAT NO. 01001:**

**Site Specific:**

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  - 1.1 Revise the preliminary plat to show:



1. Note 15 from the site plan adjusted as per Planning Commission approval.
  2. Additional note on the site plan stating that the 3 parking stalls shall be screen at the request of the property owner of Lot 3, Block 1.
  3. Additional note on the site plan stating that decks shall be prohibited on the rear of the units on Lots 3, 4, 5, Block 1.
  4. Sheet 1 of 5 instead of 1 of 6.
  5. Street trees on the private streets planted at least 5' from the back of the sidewalk.
  6. Additional note on the landscape plan stating, "the street trees on S. 56<sup>th</sup> Street shall be planted on private property."
2. This approval permits a Preliminary Plat consisting of 11 lots provided the City Council also approves Special Permit No. 1901 and the waiver and modifications requested.

General:

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  - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
    - 3.2.1 To submit to the Director of Public Works an erosion control plan.
    - 3.2.2 To protect the remaining trees on the site during construction and development.
    - 3.2.3 To pay all improvement costs.
    - 3.2.4 To submit to lot buyers and home builders a copy of the soil analysis.
    - 3.2.5 To continuously and regularly maintain street trees and landscape screens.
    - 3.2.6 To complete the private improvements shown on the preliminary plat and community unit plan.
    - 3.2.7 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document

or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

- 3.2.8 To relinquish the right of direct vehicular access from S. 56<sup>th</sup> street except at Vavik Place.
- 3.2.9 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.
- 3.2.10 To comply with Section 2.1 (General Standards) and 2.2 (Individual Unit Standards of the Design Standards for Density Bonuses as adopted by the City Council on all of the elderly or retirement housing and related facilities (including bonus units approved in this subdivision.)

Prepared by:

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Ching-Yun Liang  
Planner

**SPECIAL PERMIT NO. 1901  
VAVIK RIDGE COMMUNITY UNIT PLAN  
and  
PRELIMINARY PLAT NO. 01001,  
VAVIK RIDGE**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

May 16, 2001

Members present: Schwinn, Taylor, Hunter, Steward, Newman, Duvall, Krieser, Carlson and Bayer.

Planning staff recommendation: Conditional Approval.

Proponents

**1. Brian Carstens** appeared on behalf of the owners and developers. This is a community unit plan and special permit for elderly retirement housing on So. 56<sup>th</sup>, the site of an existing trailer court. It had been platted with Quail Valley back in the 1970's. The proposal today is for 11 duplex-townhome type structures on a private roadway, with several waivers of the setback requirements so as not to require a change of zone.

Carstens noted that the drainage had been of concern to some of the neighbors. A swale has been created along the rear of Lots 1 through 10, going down into an existing common area with a low flow liner and detention cell draining into that low flow liner. Thus, the drainage will not go over the hill to the neighbors to the south.

Carstens agreed with all conditions of approval as set forth in the staff report.

Carstens also advised that the developer has met with the Quail Valley Neighborhood Assn. and the most current set of plans were distributed to the neighborhood. The neighbors are excited to see the trailer court go away.

Carlson inquired about the rear yard on the west. Carstens explained that the reduction is from 30' to 20'. There is landscaping along that line.

There was no testimony in opposition.

Public hearing was closed.

**SPECIAL PERMIT NO. 1901,**  
**VAVIK RIDGE COMMUNITY UNIT PLAN**  
**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

May 16, 2001

Duvall moved to approve the Planning staff recommendation of conditional approval, seconded by Hunter.

Carlson thinks this development will be much better than the 10 trailer houses that are there.

Motion for conditional approval carried 9-0: Schwinn, Taylor, Hunter, Steward, Newman, Duvall, Krieser, Carlson and Bayer voting 'yes'.

**PRELIMINARY PLAT NO. 01001,**  
**VAVIK RIDGE**  
**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

May 16, 2001

Hunter moved to approve the Planning staff recommendation of conditional approval, seconded by Duvall and carried 9-0: Schwinn, Taylor, Hunter, Steward, Newman, Duvall, Krieser, Carlson and Bayer voting 'yes'.



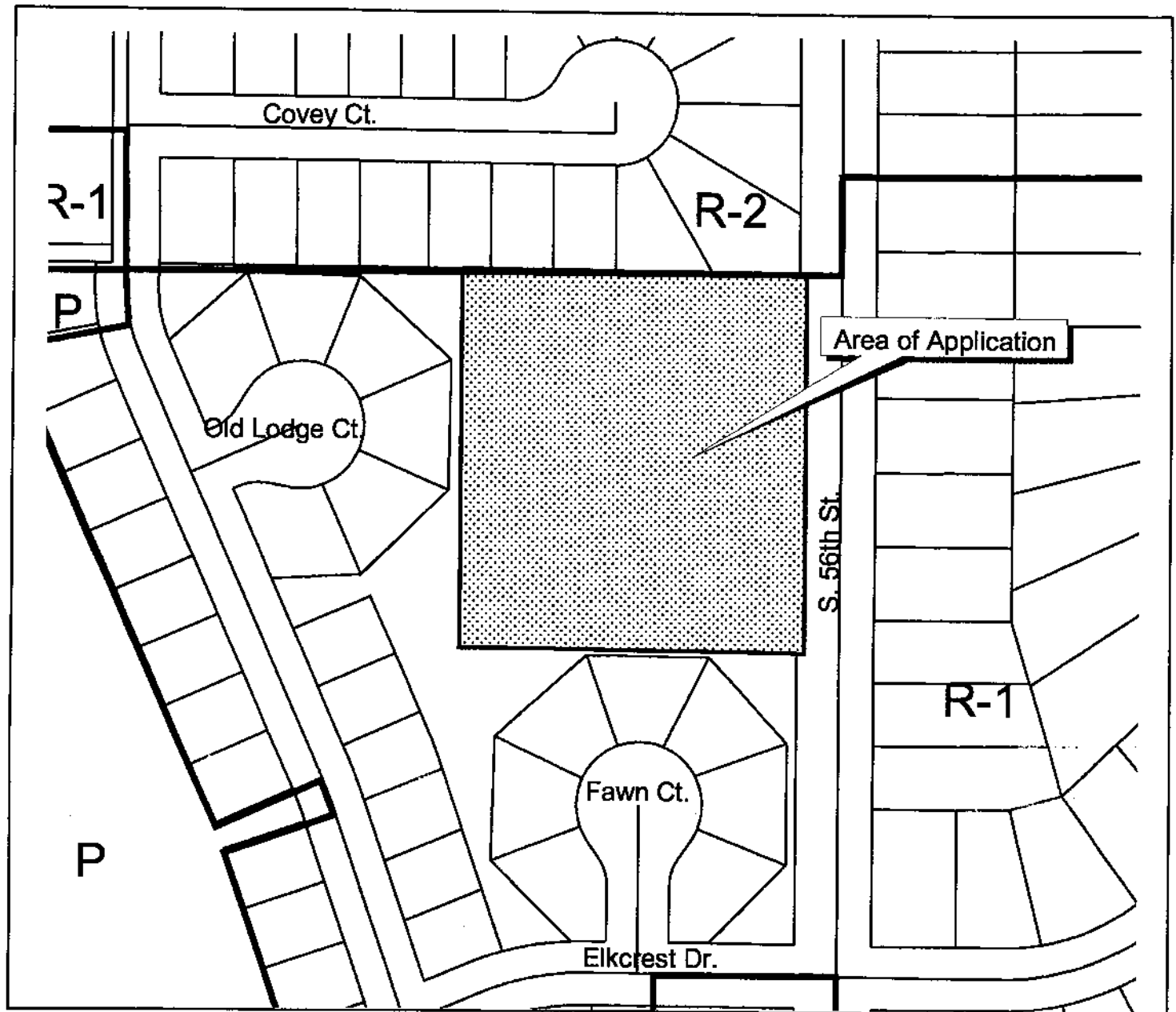
**Preliminary Plat #01001**  
**Special Permit #1901**  
**Vavik Ridge**  
**S. 56th & Elkcrest Dt.**



Date: \_\_\_\_\_ **013**

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

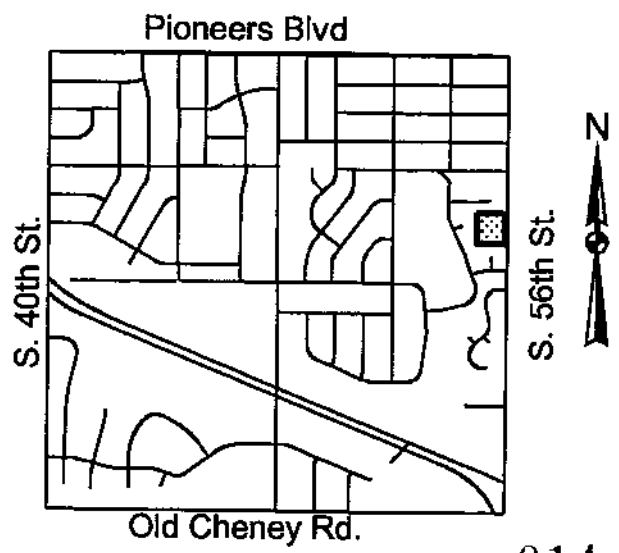
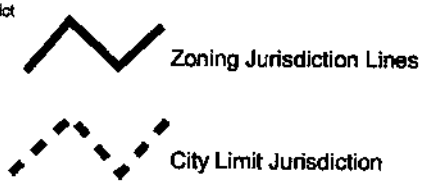


**Preliminary Plat #01001**  
**Special Permit #1901**  
**Vavik Ridge**  
**S. 56th & Elkcrest Dt.**

**Zoning:**

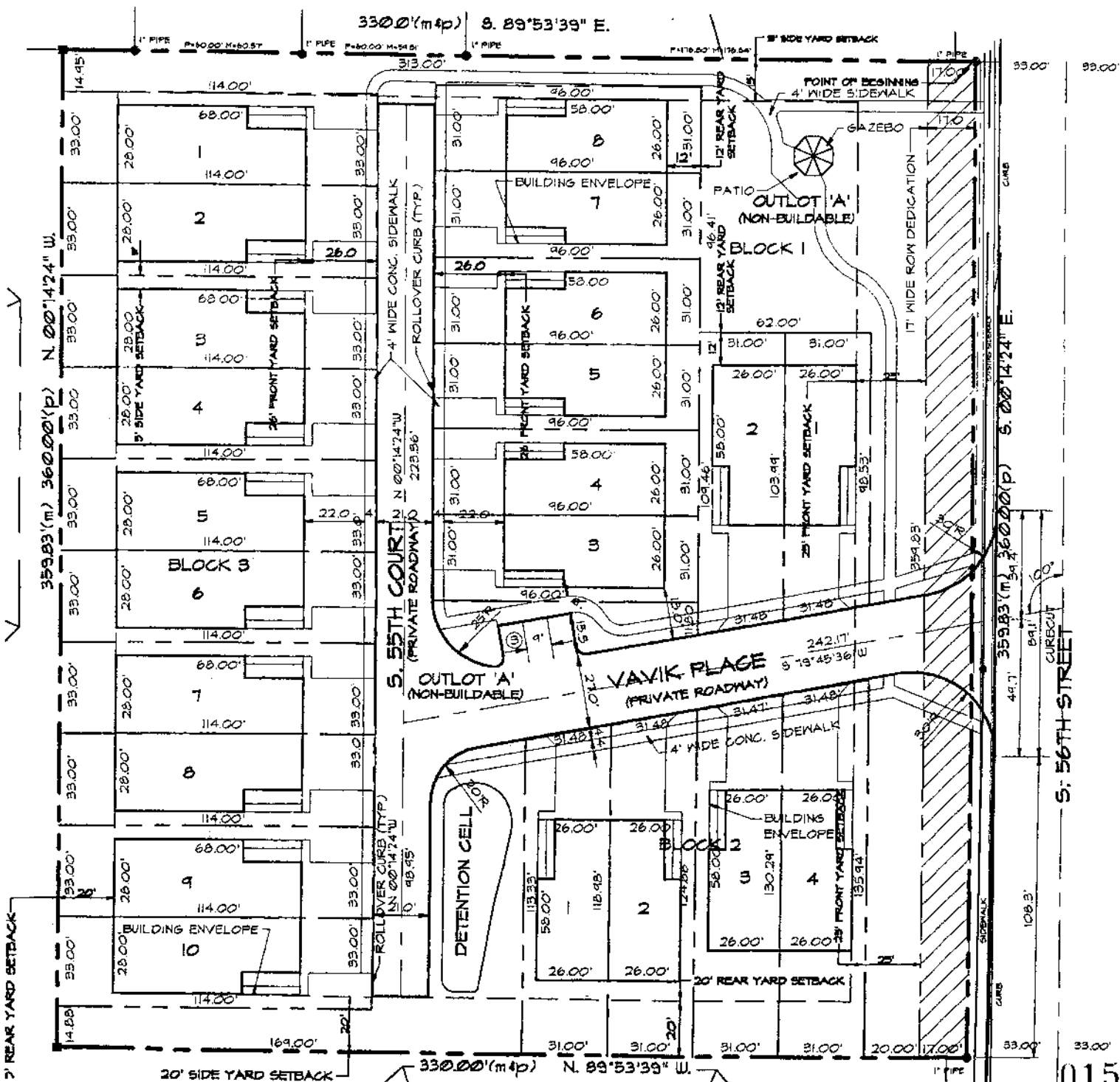
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

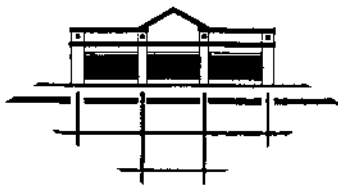
One Square Mile  
 Sec. 8 T9N T7E





NOT TO SCALE

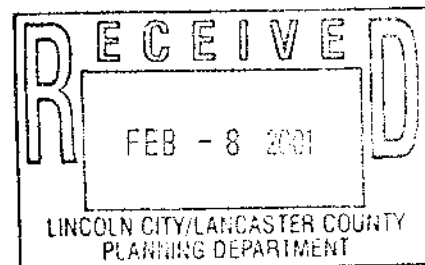




**BRIAN D. CARSTENS AND ASSOCIATES**  
**LAND PLANNING RESIDENTIAL & COMMERCIAL DESIGN**  
2935 Pine Lake Road, Suite H Lincoln, NE 68516 Phone: 402.434.2424

February 8, 2001

Ms. Kathleen A. Sellman, AICP  
Director of Planning  
City of Lincoln/ Lancaster County  
555 South 10th Street  
Lincoln, NE 68508



RE: VAVIK RIDGE - SPECIAL PERMIT FOR ELDERLY OR RETIREMENT HOUSING  
AND ASSOCIATED PRELIMINARY PLAT

Dear Kathleen,

On behalf of the owners and Regal Building Systems, Inc., we submit the above mentioned applications for your review. Vavik Ridge is located about 1 block north of South 56th Street and Elkcrest Drive, the site of an existing trailer park. This site contains 2.73 acres and is currently zoned 'R-1'.

We are proposing to remove the 10 existing trailer homes and the existing framed house to develop a Community Unit Plan containing 11 duplex/ townhome buildings geared for the retirement or elderly housing market. Each lot will take access from a private roadway. Public water and sanitary sewer service is also proposed. We are providing a 'passive recreation area' consisting of a patio and gazebo, with a sidewalk/ walking trail through the project. This type of recreational amenity has been very appropriate considering the market we are selling too.

We are requesting a 'density bonus' of 100% as the units will comply with section 2.A and 2.B of the 'Density Standards for Density Bonuses, as adopted by the City Council. Also, we meet the other 3 criteria as follows. The site is larger than 2 acres. The site contains 2.73 acres. The project is less than 2,640 feet from a designated community or neighborhood center. Edgewood Center is less than one half mile from Vavik Ridge. The project is contiguous to a designated arterial street. South 56th Street is an arterial street.

We had previously met twice with the adjoining neighborhood last year in regards to a different proposal for the same site. On January 22, 2001 we met with the same neighborhood group and presented Vavik Ridge to them. There was overwhelming support for the project. They were excited to see the project move forward to remove the existing trailer court from the area. However, there was one individual that had concerns about traffic on South 56th Street.

We are requesting a waiver of sidewalks on the North side of Vavik Place and the East side of South 55th Court. We feel there is no need for parallel sidewalks to serve to small number of dwelling units.

We are requesting a waiver of the front yard setback from 30' to 25' along the South 56th Street frontage and from 30' to 22' along the North side of Vavik Place and the East side of South 55th Court. With the dedication of 17 feet of additional right of way, the units will still be setback farther than existing single family homes on the west side of South 56th Street. The front yard setback along the internal private roadways have no effect on adjacent property owners.



Page 2

We are requesting a waiver of the side yard setback from 10' to 5' on the internal property lines. We are also requesting a waiver of the rear yard setback from 23.6' to 20' on lots 1-10 Block 3. We are requesting a waiver of the rear yard setback from 18.4' to 12' on Lots 1-8, Block 1. We are requesting a waiver of the rear yard setback from 30' to 20' on Lots 1-4, Block 2. The above waivers are requested in lieu of submitting a change of zone from R-1 to R-2. We feel this would be a more appropriate action at this time. Some of the requested waivers are actually side yards if you look at setback requirements for the existing Lot 126 I.T. In some cases, we have almost doubled the required side yard setbacks on the north and south ends of the project.

Please contact me if you have any further questions.

Sincerely,



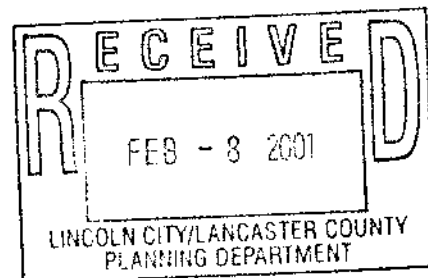
Brian D. Carstens

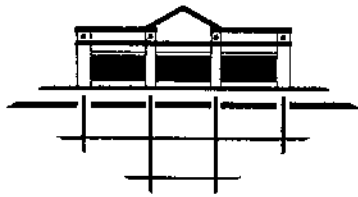
Page 2

cc. Marty Fortney  
Mike Thomalla  
Larry Corbet

ENCLOSURES:

- 20 copies of sheet 1 of 5
- 6 copies of sheets 2 through 5 of 5
- Application for a Special Permit
- Application for a Preliminary Plat
- Certificate of Ownership
- Application fees of \$1,135.00
- 8-1/2" x 11" reductions of the plans
- 3 copies of Preliminary Soils Analysis

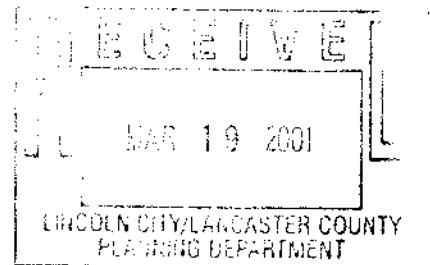




**BRIAN D. CARSTENS AND ASSOCIATES**  
**LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN**  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

March 19, 2001

Ms. Kathleen A. Sellman, AICP  
Director of Planning  
City of Lincoln/ Lancaster County  
555 South 10th Street  
Lincoln, NE 68508



RE: VAVIK RIDGE - PRELIMINARY PLAT NO. 01001  
VAVIK RIDGE CUP & ELDERLY or RETIREMENT HOUSING - SPECIAL PERMIT NO. 1901

Dear Kathleen,

In response to the letter dated March 9, 2001 we are responding to your comments.

1. We have had Joe Kerr the Surveyor sign the Surveyor's Certificate
2. We have listed the requested waivers under the heading "Waivers" on the Site Plan.
3. We have listed the 3 to 1 lot dept ratio as a wavier under the wavier section on the Site Plan. The reason we have requested that wavier is because Duplex style Townhome lots are similar to various projects throughout the City of Lincoln.
4. We have listed the setback waivers under the wavier section on the Site Plan.
5. We have labeled the 5 feet side yard setback.
6. We have labeled the rear yard setback in Blocks 1 and 2.
7. We have labeled the open space as Outlot 'A'.
8. We have labeled Outlot 'A' as Open Space.
9. After speaking with Buff Baker of Public Works we have relocated the sidewalks on S. 55th Court to adjacent to the Private Roadway. We have now shown sidewalks on all sides of S. 55th Court and Vavik Place except adjacent to the Detention cell. We feel it is not needed because there are no homes on that side of the street.
10. We have shown the sidewalks in a continuous pattern through the driveway. We have shown the northern most sidewalk connecting from the recreational area to S. 56th Street public sidewalk.
11. We have revised Note 3 as requested.
12. Note 7 now refers to "NAVD".

13. We revised the Planning Commission Approval and Acceptance Block to include "Preliminary Plat" and eliminated "Special Permit".
14. We have added sheet 5A Topographic Site Plan. it shows all of the existing trees and calls out the sizes and types.
15. We have revised the Scotch Pines to be Colorado Spruce.
16. We have added note 13.

The grades have been revised so that the sanitary sewer can be run in a positive direction with the street profile.

17. A note has been added to state that erosion control measures will be taken. A note has also been added that the developer will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards. See note 13 on the Site Plan.
19. Note 14 has been added.

The following are a list of requested waivers:

Lots 1 through 8, Block 1; Lots 1 through 4, Block 2; and Lots 1 through 10, Block 3 exceed the maximum 3 to 1 depth to width ratio as required by Section 26.23.140(a) of the Subdivision ordinance.

Front Yard setback requirements from 30 feet to 25 feet along S. 56th Street frontage.

Front yard setback requirements from 30 feet to 26 feet along the North side of Vavik place and the east and west side of South 55th Court.

Rear yard setback from 20.25, 21.35 and 19.2 feet to 12 feet on Lots 1 thru 8, Block 1.

Rear yard setback from 22.8 feet to 20 feet on Lots 1 thru 10; Block 2.

Side yard requirements of 20 feet to 5 feet on all lots.

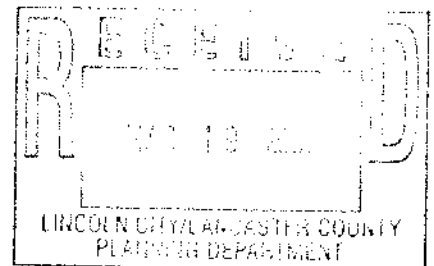
Sidewalk waived on the East side of S. 55th Court, South of Vavik Place.

Please contact me if you have any further questions.

Sincerely,



Brian D. Carstens

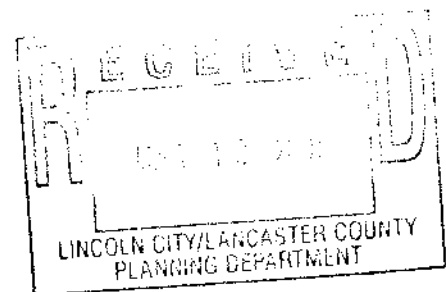


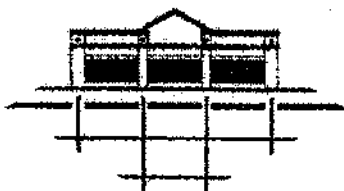
Page 3

cc. Marty Fortney  
Mike Thomalla  
Larry Corbet

ENCLOSURES:

16 copies of sheet 1 of 5  
6 copies of sheets 2 through 5A of 5  
8-1/2" x 11" reductions of the plans





**BRIAN D. CARSTENS AND ASSOCIATES**  
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

April 27, 2001

Mr. Ray F. Hill, Assistant Planning Director  
Planning Department  
City of Lincoln/ Lancaster County  
555 South 10th Street  
Lincoln, NE 68508

RE: VAVIK RIDGE - PRELIMINARY PLAT #01001 & SPECIAL PERMIT #1901  
SOUTH 56TH STREET AND ELKCREST DRIVE

Dear Ray,

As per our meeting yesterday afternoon, we need to request an additional waiver of the Subdivision Ordinance - Design Standards. We have shown 4 foot wide sidewalks on the East and West sides of South 55th Court that are adjacent to the back of the curb along the private roadway. Design standards require a 4 foot area of grass between the sidewalk and the curb. However, our first submittal had shown the sidewalk on the West side of South 55th Court in its standard location, but we had requested a waiver of the sidewalk on the East side of private roadway. As a compromise, we had shown the sidewalk as shown on the current plans. Therefore, the additional waiver will adjust the location of the sidewalks along South 55th Court from the standard location of 4 feet from the back of curb to 0 feet to the back of curb.

You had expressed concerns over snow removal on the sidewalks. If you refer to the plans, you will see that a vast majority of the sidewalks are included within the actual driveway approaches. The snow removal will be contracted by the homeowners association, therefore, individual homeowners will not be physically scooping the snow off the sidewalks and driveways. Also, the private roadway serves only the lots located in this development. There is no thru movement of vehicles from this site to an adjacent subdivision. Therefore, the traffic on the private roadway will be only those residents and their guests.

We are in agreement with revising general note #15 to prohibit decks on the rear of the units located on Lots 3, 5 and 5, Block 1.

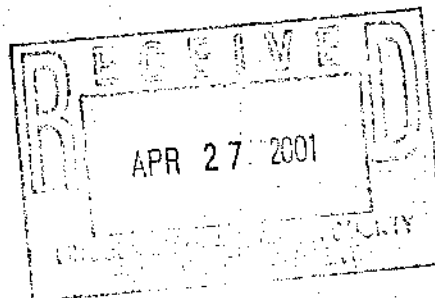
We are in agreement with adding a new general note #16 to state that the owner of Lot 3, Block 1, may have the choice to screen the 3 adjacent parking stalls on Vavik Place with plant material or fencing. The owner may also choose not to screen the parking stalls on due to the topography change.

Please contact me if you have any further questions or comments.

Sincerely,

Brian D. Carstens

cc. Marty Fortney  
Mike Thornalla



# Memorandum

**To:** Kay Liang, Planning Department  
**From:** Charles W. Baker, Public Works and Utilities *CB*  
**Subject:** Vavik Ridge CUP, Special Permit # 1901, Preliminary Plat #01001  
**Date:** April 9, 2001  
**cc:** Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the revised site plan for Vavik Ridge located on the west side of S 56th north of Elkcrest Drive with the following comments:

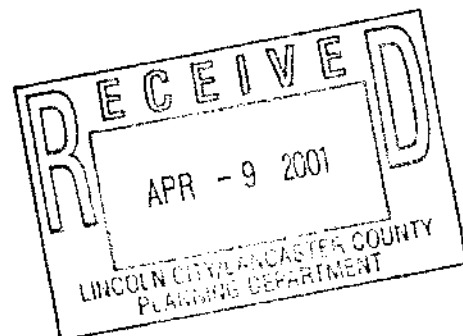
The relocated sidewalk on S 55th Court is satisfactory.

The continuous sidewalks through the driveways and the connection of the recreational walk to the sidewalk along S 56th Street is satisfactory.

The revised grades to show positive drainage of the sanitary sewer is satisfactory.

Public Works will not object to the requested waiver of the sidewalk on the east side of S 55th Court adjacent to the detention pond.

The calculations of the proposed detention pond have been reviewed by Lalit Jha and are satisfactory.



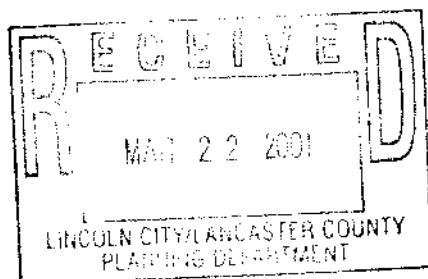
# Memorandum

To: Kay Liang, Planning  
From: Rachel Martin, Parks and Recreation  
Date: March 22, 2001  
Re: Vavik Ridge

Parks and Recreation Department staff have reviewed the above-referenced proposal and have the following comments:

- 1) Street trees on private streets should be planted at least 5 feet in from back of curb to avoid lifting of curb.
- 2) It should be noted on the landscape plan that the street trees on South 56<sup>th</sup> Street shall be planted on private property since South 56<sup>th</sup> is an arterial street.

Please phone me at 441-7936 with any questions...



LOWER PLATTE SOUTH  
NATURAL RESOURCES DISTRICT



3125 Portia St., Box 83581, Lincoln NE 68501-3581  
(402) 476-2729 • FAX (402) 476-6454  
www.lpsnrd.org



## Memorandum

**Date:** March 30, 2001  
**To:** Kay Liang, Planning Dept.  
**From:** J.B. Dixon, Stormwater Specialist, Lower Platte South Natural Resources District  
**Subject:** Vavik Ridge CUP

I have reviewed the site plan for Vavik Ridge CUP. There are some areas that will need to be addressed on the Erosion & Sediment Control Plan.

- Slopes in and around the proposed detention cell will need to be seeded and, due to the slope, possibly protected with mulch. This includes the southwestern side of the property. (\*\*temporary seeding of entire graded area is required\*\*)
- Properly installed silt fence will be needed to protect the drainage way running adjacent to the western side of the property. Silt fence should be installed with no continuous runs longer than 100 ft, and should be designed to hold water to allow sediment to settle out of suspension.
- Rock rip-rap, of the proper size, may be needed at the mouth of the outlet entering the detention basin.

If you have any questions, feel free to call.

JBD/jb

Pc: file



**CITY OF LINCOLN, NEBRASKA**

**IMPORTANT**

**All revisions to plans must include: Existing Permit and Job Address.**

**Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.**

**A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.**

**REVIEW AND CORRECTIONS**

Permit # **DRF01018**

Address

Job Description: **VAVIK RIDGE**

Location: **VAVIK RIDGE**

Special Permit: **Y 1901**

Preliminary Plat: **N**

Use Permit: **N**

CUP/PUD: **Y 01001**

Requested By **KAY LLANG**

Status of Review: **Approved**

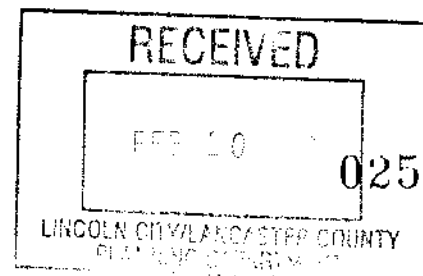
Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

**BOB FIEDLER**

Comments:

**Current Codes in Use Relating to Construction Development in the City of Lincoln:**

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Kay Liang

**DATE:** 2/21/2001

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** Leon F. Vinci, MPH

**SUBJECT:** Vavik Ridge CUP

EH File  
EH Administration

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the special permit application and has not, at this time, identified any serious negative environmental health risks. However, the following items are noted:

- Water supply will be the City of Lincoln Municipal supply.
- Sewage disposal will be the City of Lincoln Municipal Collection System.
- Means must be taken to prevent soil erosion either by wind or water. The Lower Platte South Natural Resources District should be contacted for assistance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water or other effective dust suppressants to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of vegetable ground cover will also be incorporated as necessary.

If you have any questions, please contact me at 441-6272.

